

# Cave Cay Private Island For Sale

## Bahamas, Exumas, Cave Cay

**60,800,000 €**

### QUICK SPEC

|                      |                                |
|----------------------|--------------------------------|
| Year of Construction | 2000                           |
| Bedrooms             | 20                             |
| Half Bathrooms       |                                |
| Full Bathrooms       | 20                             |
| Total Surface approx | 6,503 m2 - 70,000 Sqf.Ft.      |
| Plot Surface approx  | 898,402 m2 - 9,670,320 Sqf.Ft. |
| Parking              |                                |
| Property Type        | Private Island                 |

### TECHNICAL SPECIFICATIONS

Rarely does an island with the attributes of Cave Cay become available. Stunning natural beauty, a protected and private, deep-water harbour and marina with floating cement dock system and 35 dock slips, plus a 2,800 ft private airstrip make this the perfect private island.

Located in the heart of the Exumas and near to famed Musha Cay, Cave Cay is one of the most beautiful spots in the world and is totally self sufficient with water and power supplied by diesel generators, while solar energy can easily be made available. The island is available "as is", and features unspoiled beaches, lush vegetation, elevations of up to 40 ft. capturing breathtaking views, and a vast excess of compacted sand that can be sold to nearby islands if desired.

Perched atop one of the highest points on the island, the luxurious main house is move-in ready and enjoys 360-degree views and top-of-the-line appointments. Plans for 38 buildings totaling 70,000 sq. ft. include a 3-story houseboat with a marina shop on the first level and a 2-story residence overhead, plus staff and maintenance buildings. A large clubhouse and restaurant, shower and bathroom facilities, and three guest houses with hotel rooms and suites are still under construction.

Approved as a full-fledged commercial operation with approvals for a marina, hotel with an unlimited number of rooms, and clubhouse, this island paradise can be fully completed and operational in 6 months with a full construction crew, or converted for private use as a club or family compound. The owners have thought of everything - all building materials and heavy equipment are included such as tractors, rollers, graders, trucks, golf carts, boats, full and back-up generating systems, machine shops, back-up supplies of all working parts for easy repairs, along with a great team of 6 employees that are intimately familiar with the island. A 118 ft. landing craft and a dredger round off this sales offering.

### PROPERTY FEATURES

## ISLAND FEATURES

- Deep-water harbour and marina
- 2,800 ft private airstrip
- Located in the heart of the Exumas and near to famed Musha Cay, Cave Cay is one of the most beautiful spots in the world
- The Island itself sufficient with water and power supplied by diesel generators
- Solar energy can easily be made available
- Approved as a full-fledged commercial operation with approvals for a marina, hotel with an unlimited number of rooms, and clubhouse
- Max elevations of up to 40 ft
- Plans for 38 buildings totaling 70,000 sq. ft. include a 3-story houseboat with a marina shop on the first level and a 2-story residence overhead
- Luxurious main house is move-in ready and enjoys 360-degree views and top-of-the-line appointments

## SCHOOL INFORMATION

Education in the Bahamas is compulsory between the ages of 5 and 16, English is the official language

- St Andrew's School - Nassau, Bahamas
- Lyford Cay International School - Nassau, Bahamas
- Tambearly School - Nassau, Bahamas
- Queen's College - Nassau, Bahamas
- Kingsway Academy - Nassau, Bahamas
- Lucaya International School - Freeport, Bahamas

## AMENITIES AND COMMUNITY FEATURES

- The Bahamas' tax-neutral status is an additional incentive. The country has no income, inheritance or capital gains taxes.
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## OTHERS

- Scenic View
- Mountain Views
- Waterfront
- Bay View
- Water Feature
- Private Airport

## ABAUT THE AREA

Southeast of Nassau begins a 130-mile-long archipelago that is the crown jewel of the Bahamas: The Exumas.

The Exumas are an archipelago of 365 cays and islands, beginning just 35 miles southeast of Nassau. Once called Yumey and Suma (names of Amer-Indian origin), the islands have gone through many changes over the years. Rich in history, they were settled by British Loyalists with their slaves following the American Revolution, and remnants of that storied past remain. The islands are divided into three major areas—Great Exuma, Little Exuma, and The Exuma Cays. Each one offers its own unique experience. Great Exuma and Little Exuma are known for their laidback surroundings.

The collection of some 365 islands and cays includes uninhabited Robinson Crusoe-types that can only be reached by boat. The main airport is on Great Exuma, the largest island in the chain, where several international airlines offer regular service. Expanded air links and more, albeit measured development has resulted in an influx over the last 15 years.

The Exumas were settled by American loyalists to the British crown who fled after the American Revolution. They named the main settlement Georgetown after King George III. Those early expats brought their architectural preferences with them but styles evolved with less formality as homes adapted for the tropics with large windows and high ceilings to manage airflow.

Exuma is a quiet escape where attractions are centered on all things aquatic. Just across the bridge from Great Exuma is the island of Little Exuma where Tropic of Cancer Beach (aka Pelican Beach) is considered one of the best white powder beaches around. Throughout the region, yachting, snorkeling and kayaking are popular pursuits. In scuba-diving circles, Exuma's exotic undersea creatures, coral reefs and blue holes are well known. Anglers take to shallow waters to track bonefish, a notoriously difficult-to-spot fish. Other rarities include the chance to spot an elusive iguana or swim with pigs off uninhabited Big Major Cay.